

SAWBRIDGECWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 9 May 2022** at 7.30pm.

Those present

Cllr Angela Alder
Cllr Nathan Parsad

Cllr Craig Chester
Cllr David Royle

In attendance:
L Dale – Planning Officer

- P 21/166 APOLOGIES FOR ABSENCE**
To receive and approve any apologies for absence. There were none.
- P 21/167 PUBLIC FORUM**
To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.
- P 21/168 DECLARATIONS OF PECUNIARY INTEREST**
To receive any Declarations of Interest by Members. There were none.
- P 21/169 MINUTES**
Resolved: To approve as a correct record the minutes of the Meeting held on:
 - 25 April 2022 (P18) [*prop Cllr Parsad; secd Cllr Royle*]
To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. There were none.
- P 21/170 NEIGHBOURING DEVELOPMENTS**
To report & receive updates on proposed neighbouring developments. There were none
- P 21/171 PLANNING APPLICATIONS RECEIVED FROM EHDC**
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

3/22/0861/PNHH 26 Vantorts Road, CM21 9NB
[Single storey rear extension \(of 3 metres, being added to an existing single storey rear extension of 2.79 metres\): Total Depth \(beyond the rear wall of the original dwellinghouse\) 5.79 metres, Maximum height 3.24 metres, Eaves height 3.00 metres](#)
STC Comment: No objection [*prop Cllr Royle; secd Cllr Parsad*]

3/22/0864/HH 3 East Park, CM21 9EX
[Replacement garage](#)
STC Comment: No objection [*prop Cllr Chester; secd Cllr Parsad*]

3/22/0871/HH 2 Cedar Close, CM21 9NT
[Demolition of rear single storey extension. Erection of single storey rear/side extension](#)
STC Comment: No objection [*prop Cllr Parsad; secd Cllr Chester*]

3/22/0879/HH 54 The Crest, CM21 0ES
[Ground floor front infill extension and erection of open porch; first floor front extension and alterations to roof height](#)
STC Comment: No objection [*prop Cllr Alder; secd Cllr Royle*]

P 21/173 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 6 May 2022. There were none

P 21/174 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/21/1764/HH 21 Pishiobury Drive, CM21 0AD
Single storey rear extension
STC Comment: No objection
EHDC Decision: Granted

3/21/2832/OUT Carmencita Cattery and Kennels, Highbank, Spellbrook
Demolition of four buildings (including existing bungalow) and the erection of four dwellings and associated access way and parking. Outline planning application (all matters reserved)
STC Comment: No objection
EHDC Decision: "Refused". "The proposed scheme would represent redevelopment of previously developed land, under paragraph 149(g) of the National Planning Policy Framework. However, the larger scale of the proposed development means that there would be a greater impact on the openness of the Green Belt, than the existing development. Therefore, the proposal equates to inappropriate development in the Green Belt. No very special circumstances exist, so to approve inappropriate development in the Green Belt. Consequently, the proposed scheme would be contrary to Policy GBR1 of the East Herts District Plan (2018) and Section 13 of the National Planning Policy Framework (2021). The proposed scheme would result in the loss of an employment generating use in a rural area. No evidence has been provided to demonstrate that: the employment use

is no longer needed or viable, that improvements to the site would not make alternative employment generating uses viable, or that the retention of the employment generating use could not be facilitated by partial conversion to a non-employment generating use. In the absence of this information, the proposed development would be contrary to Policy ED2 of the East Herts District Plan (2018). Insufficient information (Sustainability Statement/Checklist) has been provided to demonstrate that the proposed scheme would be based on sustainable credentials. It has not been proved that regard has been had to delivering a development that is sustainably designed, adaptable to climate change and efficient in terms of water use. In the absence of the required information, the proposed scheme would be contrary to Policies DES4, CC1, CC2 and WAT4 of the East Herts District Plan (2018), as well as the Sustainability Supplementary Planning Document (2021). Insufficient information (Preliminary Bat Roost Assessment) has been provided to prove that protected species (bats) would not be harmed by the proposed demolition works. There is a lack of evidence (Arboricultural & Ecological Reports) regarding the biodiversity value of the existing site and the quality of existing trees. Therefore, it is not possible to determine whether a net gain in biodiversity would be achievable at the site, or whether quality trees would be protected. In the absence of this information, the proposed scheme would be contrary to Policies DES3 and NE3 of the East Herts District Plan (2018).

3/22/0339/HH 5 Falconers Park, CM21 0AU

Demolition of garage; erection of two storey side extension incorporating a Juliet balcony and single storey front and rear extension. Erection of front entrance porch

STC Comment: No objection

EHDC Decision: "Refused". The proposed development fails to achieve a high standard of design to respond to the context of the site and the locality and would appear as an unsympathetic addition to the host dwelling and would appear visually intrusive within the street scene. The development would fail to reflect local distinctiveness and would therefore be harmful to the character and appearance of the site and the street scene contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018.

3/22/0474/HH 46 Sayesbury Road, CM21 0EB

Erection of single storey side and rear extension and removal of chimney

STC Comment: No objection

EHDC Decision: Granted

P 21/175 PLANNING APPEALS

To receive notification from EHDC of Planning Appeals. There were none.

Meeting Closed at 7.40pm